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NOTE: Regulations held in hard copy by the Department of Planning and Zoning are the source for, and take precedence over, all regulations published online. You may [obtain a printed copy](#) from the department.

**ZONING REGULATIONS  
 TOWN OF BRANFORD,  
 CONNECTICUT  
 Chronological Guide to Amendments**

- Original Zoning Regulations effective December 3, 1956
- Major Revision adopted November 6, 1973, effective November 9, 1973
- MAY 24, 1985 (Sect. 34, Open Space Res. Dev)
- OCTOBER 18, 1984 (C.A.M. Amendment)
- JULY 30, 1987 (Sect. 6, Elderly Housing)
- AUGUST 28, 1987 (Sect. 21, 23, 24, 25, 31, 32, 35, 43)
- JANUARY 15, 1988 (Sect. 42, Parking and Sect. 6, Lot Area and Shape, Sect. 24.6, flood elevations, deleted)
- JUNE 1, 1988 (Schedule A, Motor Vehicle Washing)
- JUNE 1, 1988 (Schedule A, and Sect. 36, Day Nurseries)
- JUNE 1, 1988 (Sect. 21, 23, And Sect. 37, Town Center Overlay District)
- JULY 1, 1988 (Sect. 6, and Sect. 42, Community Shopping Center)
- JULY 1, 1988 (Sect. 43, Non-Accessory Ground Signs)
- MARCH 15, 1989 (Sect 23, and 42, Schedule A and Schedule B Limited Retail Development)
- OCTOBER 15, 1989 (Sect. 6 and 35, and Schedule B, Coverage, Floor Area, Impervious Surface, Height)
- FEBRUARY 23, 1990 (Sect. 6 and 25, Accessory Uses;

**On This Site**

- [Planning and Zoning Commission](#)
- [Department of Planning and Zoning](#)
- [Town Plan of Conservation and Development](#)
- [Town Center Revitalization Review Board](#)
- [Small Cities Program](#)
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Sect. 25, Streetline Setbacks)

SEPTEMBER 1, 1990 (Sect. 6, Lot Area And Shape)

NOVEMBER 16, 1990 (Sect. 24, Uses; Schedule A, Line C-28; Sect. 31, Site Plan and Special Use Requirements; Sect. 44, Grading Excavation, Removal or Deposit of Earth Materials and Related Activities; Sect. 46, Soil Erosion and Sediment Control)

FEBRUARY 1, 1991 (Schedule A, Recreational Facilities)

MARCH 1, 1991 (Sect. 6 and 36 and Schedule A, Accessory Apartments and Day Care)

APRIL 1, 1991 (Schedule A and Sect. 36, Dwellings containing three (3) or more units in a BR Zone)

DECEMBER 2, 1991 (Sect. 31, Site Plans; Sect. 32, Special Exceptions; Sect. 36, Storage Trailers; Storage Trailers; Sect. 5, Non-conforming Lots; Sect. 6, Definitions; Sect. 24, Permitted Uses)

JULY 1, 1993 (Sect. 36, Storage Trailers)

JANUARY 3, 1994 (Sect. 36, Contractor's Yards)

JUNE 1, 1994 (Schedule A, Line B-3, Educational and Other Institutional Uses In 2 CP zone)

JANUARY 1, 1995 (Sect. 38, Affordable Housing)

AUGUST 1, 1996 (New Sect. 5.11.3, Non-conforming Lots)

MAY 1, 1997 (Sect. 36.12, Communications Towers, Antennae and Telecommunications Facilities)

JUNE 1, 1997 (Sect. 31, Outdoor Lighting)

JUNE 1, 1997 (Sect. 31, Peer Review of Traffic Report)

FEBRUARY 11, 1998 (Sect. 36.13, Non-profit Cat Shelters)

MARCH 26, 1998 (Sect.6, Retaining Walls; Sect. 25.4.11 Retaining Walls Deleted; Sect. 32.5, Special Exception Standards for Traffic; Sect. 44.6, Blasting Deleted and Retaining Walls Added)

FEBRUARY 15, 1999 (New Sect. 6.40, Steep Slopes; delete Sections 43.5.1c and 43.5.4, Non-Accessory Ground Signs)

MAY 1, 2002 (Sect. 34, Open Space Residential

Development Plans [OSRDP])

DECEMBER 2, 2002 (New Sect. 36.14, Self-storage; Schedule A [Commercial Uses] and Section 6 [Definitions], revised accordingly)

AUGUST 1, 2003 (Sect. 24 A-8, Rooming and Boarding, Permitted Uses; Schedule A, Part A [Residential and Related Uses] revised accordingly)

MARCH 11, 2004 (Sect. 6.42, Steep Slopes definition, revised; Sect. 31.4.2, Site Plan Map, revised; Sect. 44.2, General, revised)

APRIL 9, 2004 (Sect. 42.2, Required off Street Parking Spaces, revised)

JULY 1, 2004 (Sect. 25.11, Accessory Uses and Structures in Residence Districts, new Sect. 25.11b added and old Sect. 25.11b and succeeding sections renumbered accordingly; Sect. 6.37, Rear Yard definition added and old Sect. 6.37 and succeeding sections renumbered accordingly; Section 25, Schedule B: Standards, Residential, reference to Accessory Structures added to lines 6, 8 and 9; Schedule B: Standards, Residential, line 16 "required setback from Critical Coastal Resources" added; Schedule B: Standards, Mixed-use and Commercial, line 16 "required setback from Critical Coastal Resources" added)

DECEMBER 1, 2004 (new Sect. 6.14, Critical Coastal Resources definition, added and old Sect. 6.14 and succeeding sections renumbered accordingly; new Sect. 6.50, Tidal Wetlands definition, added and old Sect. 6.50 and succeeding sections renumbered accordingly; Sect. 25.4.12, Critical Coastal Resources, revised; Sect. 45.2, Coastal Management District, revised; new Sect. 45.5, Vegetated Buffers, added and old Sect. 45.5. and succeeding sections renumbered accordingly)

APRIL 1, 2005 (Sect. 31.4.2.7, Utilities, revised.)

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